

**ORIGINAL**

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6229

AN ORDINANCE amending the City of Bellevue Land Use Code relating to mixed use multifamily development in Planning District E of the Crossroads Subarea north of NE 8<sup>th</sup> Street, amending Section 20.10.440 (Residential Chart, Note (6)); providing for severability; and establishing an effective date.

WHEREAS, the Comprehensive Plan has historically prohibited multifamily development in Crossroads Planning District E, and the existing Bellevue Land Use Code remains consistent with that historic prohibition; and

WHEREAS, the Comprehensive Plan was updated in 2007 to allow multifamily uses to be constructed as a component of a mixed use development pursuant to explicit development design objectives contained in Policy S-CR-79; and

WHEREAS, the Comprehensive Plan was also updated in 2007 to require the assessment of any new multifamily development that occurred in Crossroads after 300 dwelling units were constructed and occupied, and before applications were accepted and vested for new multifamily development to exceed 400 dwelling units in Planning District E of the Crossroads Subarea pursuant to Policy S-CR-80; and

WHEREAS, LUC 20.30J.135 requires a proposal to amend the text of the Land Use Code to be consistent with the Comprehensive Plan, enhance the public health, safety or welfare, and not be contrary to the best interest of the citizens and property owners of the City of Bellevue; and

WHEREAS, a Council-approved Development Agreement was identified as the land use processing tool to allow multifamily development in Crossroads Planning District E north of NE 8<sup>th</sup> Street, ensure implementation of the City's mixed use multifamily development vision for Crossroads in compliance with Comprehensive Plan Policies S-CR-79 and S-CR-81, and track areas development for assessment purposes consistent with Comprehensive Plan Policy S-CR-80; and

WHEREAS, the City Council finds that a Land Use Code Amendment is necessary and appropriate to implement the policies of the Comprehensive Plan cited above; and

WHEREAS, on February 7, 2015 the City Council initiated a Land Use Code Amendment to allow multifamily housing in Crossroads Planning District E north of NE 8<sup>th</sup> Street subject to a development agreement with design guidelines to allow mixed-use developments with pedestrian connections, park connections where

appropriate, and public open space; thereby identifying and optimizing public benefits identified in Comprehensive Plan Policy S-CR-81; and

WHEREAS, on April 27, 2015 the City Council determined that, to allow for efficient processing of such amendment and anticipated future development agreement requests, it was necessary for the City Council to hold the required public hearing on the Land Use Code Amendment as provided for in LUC Section 20.35.410.A; and

WHEREAS, The City Council held a public hearing on May 18, 2015 to consider the proposed Land Use Code amendment; and

WHEREAS, the City of Bellevue has concluded that the recommended Land Use Code Amendment was exempt from the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) under the terms of RCW 43.21C.450; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Section 20.10.440 – Residential Use Chart, note 6 - of the Bellevue Land Use Code is hereby amended to read:

(6) Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street may be allowed through a Council-approved development agreement that is consistent with Chapter 36.70B and includes design guidelines that are consistent with the vision of Comprehensive Plan Policies S-CR-79 and S-CR-81 regarding the creation of mixed-use developments with pedestrian connections, park connections where appropriate, and public open space. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

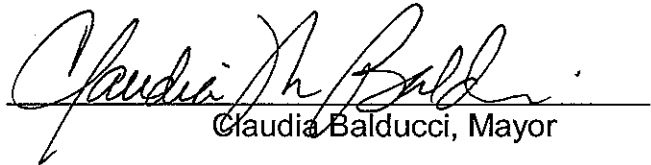
Section 2. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

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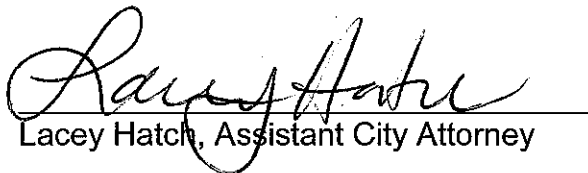
Passed by the City Council this 1st day of June, 2015  
and signed in authentication of its passage this 1st day of  
June, 2015.

(SEAL)

  
Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

  
Lacey Hatch, Assistant City Attorney

Attest:

  
Myrna L. Basich, City Clerk

Published June 4, 2015,